



Estate Agents



Auctioneers

Avoncliffe Road, Southbourne, Bournemouth, Dorset, BH6 3NR

Guide Price £525,000 – Freehold

**Two Bedroom Detached House Close to Seafront | Hallway | Lounge | Dining Room | 16ft Kitchen | Ds Wc | Landing
Two Double Bedrooms | Bathroom | Driveway With Off Street Parking for 2 Cars | Rear Garden | Store | Freehold | No Chain**

A chance to purchase a rarely available two-bedroom detached character house situated in a great location just 100 yards from the stunning Southbourne clifftop and within a short walk of the bustling shopping parade at Southbourne Grove, with its cosmopolitan array of local shops, bars, cafés, and restaurants. The property also enjoys easy access to the area's award-winning sandy beaches and scenic coastal walks. The house benefits from double glazing, gas central heating, two separate reception rooms, a 16ft fitted kitchen/breakfast room, a downstairs WC, two large double bedrooms, off-street parking for two cars, and a secluded rear garden. Offered with no onward chain, viewing is highly recommended.

Enter into the charming hallway with its unique bay window and window seat, stairs rising to the first floor, understairs cloakroom, and doors to all principal rooms. To the front is the cosy lounge with a bay window and a feature fireplace. To the rear is the dining room with a bay window and door leading out to the garden, along with the impressive 16ft kitchen/breakfast room fitted with an extensive range of wall and base units, space for appliances, a side door, and window overlooking the garden.

Upstairs, from the landing, there are two double bedrooms and a spacious bathroom fitted with a wet room-style shower, WC, and basin. Access to loft space. Frontage: The property benefits from a driveway providing off-road parking for two cars, alongside an attractive, mature front garden which adds to the character and kerb appeal of the house. Gated side access leads through to a large garden store, offering useful additional storage space for bikes, tools, and garden equipment. The secluded rear garden enjoys a sunny aspect and provides a lovely private outdoor space to relax or entertain. Mainly laid to patio with mature planted borders, the garden is well established and easy to maintain, with plenty of space for outdoor seating and dining. The sunny orientation makes it ideal for enjoying throughout the day, while the mature planting helps create a peaceful and sheltered setting.

No onward chain. Early viewing is recommended to appreciate the location and character this home has to offer.

Tenure: Freehold

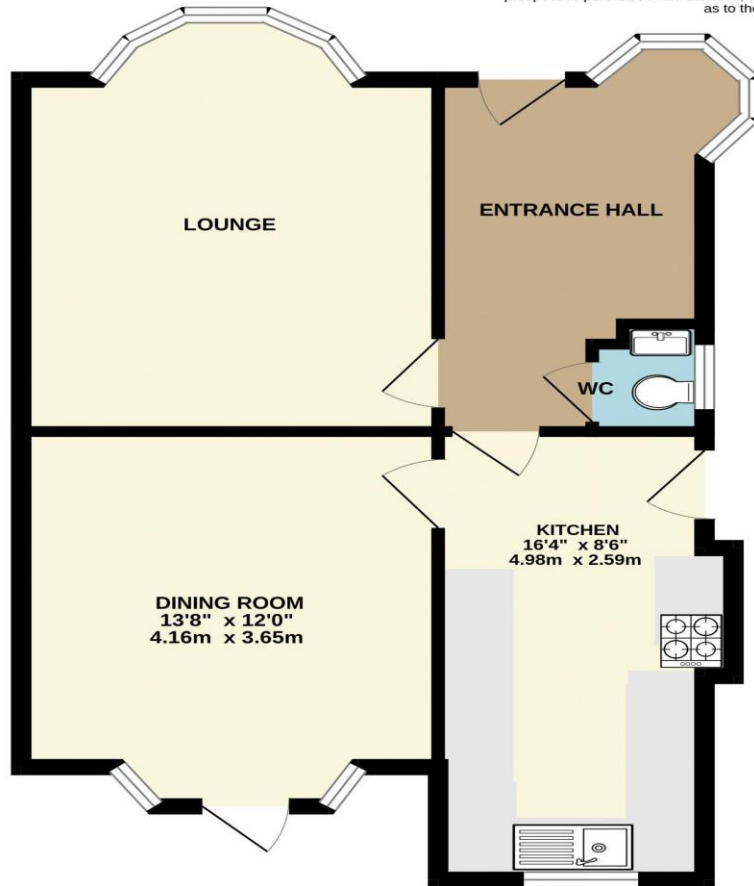
Council Tax Banding: E

EPC Rating: to be confirmed



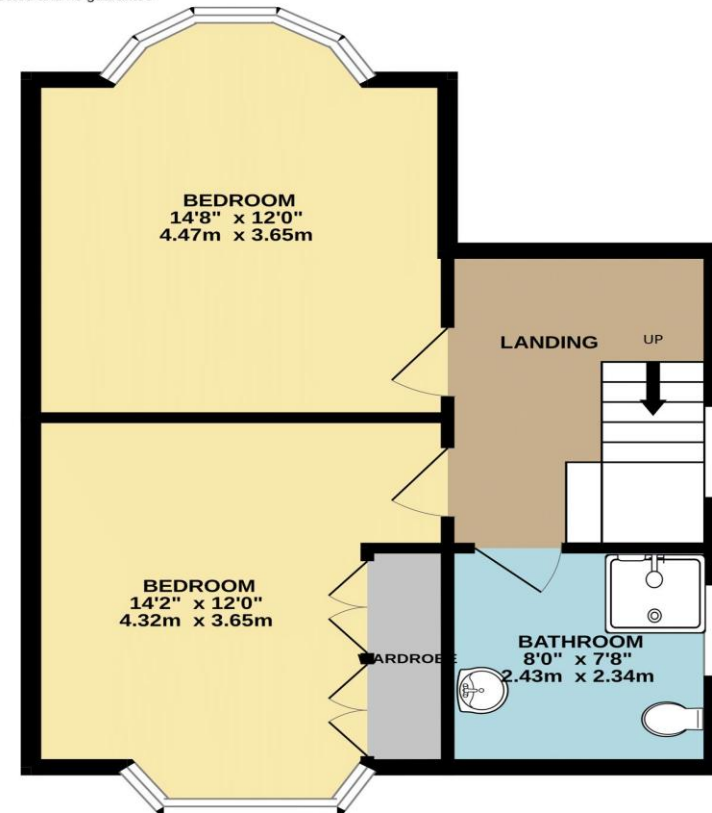


GROUND FLOOR
556 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA : 1022 sq.ft. (95.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



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